



Town of Beaufort, NC
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Board of Commissioners
Work Session Meeting
4:00 PM Tuesday, May 28, 2024
Train Depot, 614 Broad Street

Call To Order

Roll Call

Agenda Approval

Presentations

1. AdoptADrain Project- ECHS Environmental Club & National Art Honor Society
Support from teachers, Tammy Schooley and Michael Rhinehardt

Items for Review and Discussion

1. Fountainworks- Results of Harbor & Waterways Charrette
2. FY 2025 Budget

Project Updates

Closed Session

1. Pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4)

Adjourn



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Board of Commissioners
Work Session
4:00 PM Tuesday, May 28, 2024
Train Depot, 614 Broad Street**

AGENDA CATEGORY: Items for Review and Discussion

SUBJECT: Fountainworks- Results of Harbor & Waterways Charrette

SUMMARY:

Fountainworks staff will be present to share results from the Harbor and Waterways Public Charrette held on May 6, 2024. A detailed report is attached for review and will be incorporated as part of the presentation to the Board.

SUMBITTED BY:

Todd Clark, Town Manager



Public Forum & Community Survey Insights

May 2024

Introduction

In May of 2024, the Town of Beaufort sought input from community members on proposed improvements to the harbor and waterfront. The purpose for seeking this input was to ensure that these proposed improvements align with the needs and aspirations of the community.

The Town convened two in-person public forums (both held on May 6, 2024) and also circulated an online survey open to all residents from May 6 to May 10. Both public forums took place at Beaufort Fire Station #1, with the first forum running from 3pm to 5pm and the second forum from 6pm to 8pm.

A total of over 150 residents attended the forums, and the survey received 174 responses. The Town sought resident input on four specific areas of interest:

- Boardwalk Aesthetics
- Access & Amenities for Day Boaters & Hand-Powered Watercraft
- Boardwalk Extension & Commercial Activities
- Mooring Field Creation



Executive Summary & Key Insights

TOWN of BEAUFORT NORTH CAROLINA

Community Input Key Insights



Day Boater Amenities Ranked


1. Restrooms
2. Fuel
3. Valet
4. Drinks/Snacks
5. Ice

What Participants Said:

- ➔ Day boater access to docks is important
- ➔ Preserve beach access for kayakers and paddleboarders
- ➔ Diverse kiosk designs on boardwalk, but with a cohesive look
- ➔ Establish organized mooring field

Boardwalk Aesthetic Preferences

-  Premium hardwood
-  Plastic composite



The graphic above serves as a visual executive summary of the key insights that came out of the public forums and survey. These insights reflect the areas where clear community consensus across the forums and survey was achieved.

Notably, community consensus was not achieved on the question of whether the boardwalk should be widened. 44% of participants said the boardwalk should be widened, 31% said the boardwalk should not be widened, and 25% of participants were unsure.

Major Themes

Major Themes:

- **Balancing Development with Small-Town Charm:** Emphasis on preserving Beaufort's unique character amid development efforts.
- **Desire for Clarity and Additional Information:** Consistent requests for transparent communication and more details on proposed changes.
- **Environmental Concerns and Preservation:** Residents expressed concerns about ecological impact and advocated for environmental preservation measures. Themes related to environmental preservation included flood mitigation, preserving green space, protecting the marine ecosystem, addressing sea-level rise, and reducing plastic pollution.

- **Positive Engagement & Desire for Continued Involvement:** Residents appreciate inclusion in decision-making and emphasize ongoing community input.

During the engagement process, residents were encouraged to voice any additional feedback or concerns they had regarding the future of Beaufort. Two significant themes emerged from these contributions:

- **Transparency Concerns & Corporate Management Apprehensions:** Residents sought greater transparency regarding the decision-making process, including clarity on who was involved and whether any agreements had been made. Concerns were raised about the potential impact of private corporation management on the waterfront, with worries about preserving the area's character and accessibility.
- **Parking Issues:** Concerns surfaced over existing parking shortages and how proposed waterfront changes may exacerbate the problem.

In summary, the community engagement process revealed a wealth of insights and perspectives, highlighting residents' deep investment in shaping the future of Beaufort's harbor and waterfront. The major themes identified underscored the importance of environmental stewardship, community preservation, transparent communication, and thoughtful development planning in guiding the town's growth and evolution.

Station 1: Boardwalk Aesthetics

Residents were tasked with selecting their preferred material for the boardwalk aesthetic, choosing from four options. They were asked to express their preferences and concerns, ultimately voting for their top two choices.

Key Findings: Among the materials considered, plastic composite and premium hardwood emerged as the top two choices among residents.

Below are key themes derived from residents' reasons for choosing a particular aesthetic.

Pressure Treated Wood (16 top choice votes, 23 second choice votes)

Participants indicated significant concerns regarding the durability and environmental impact of pressure-treated wood, with 12 negative comments emphasizing issues regarding durability, and environmental harm. Positive feedback, although limited, highlighted its cost-effectiveness and replaceability. Overall, the analysis reveals a strong preference against using pressure-treated wood.

Durability Concerns

- “Doesn’t last”
- “Doesn’t do well with saltwater”
- “Wood is too high-maintenance, does not look good after a few years”

Environmental Concerns

- “Treated: not good for the environment”
- “Pressure treated has arsenic in it”
- “No chemicals in wood over water”

A list of all the responses can be found in the [appendix](#).

Premium Hardwood (59 top choice votes, 53 second choice votes)

Premium hardwood is favored for its aesthetics, durability, and cost. However, concerns about cost, environmental impact, and durability were also noted by 10 negative responses. Overall, this material is viewed as the most preferred option despite some reservations.

Aesthetics

- “Historical feel/aesthetics”
- “Nice look- easy to repair”
- “Natural look”

Durability

- “More durable than pressure treated wood”
- “IPE lumber lasts 20 years”

Costs

- “Most value front for money (expensive up front)”
- “Local commercial supplier”

A list of all the responses can be found in the [appendix](#).

Plastic Composite Materials (72 top choice votes, 31 second choice votes)

Responses for plastic composite materials are divided, with 21 negative and 18 positive responses. The primary concern is the material's tendency to become excessively hot, making it uncomfortable for both people and dogs. Positive feedback focuses on its durability and environmental benefits, though that is only true if recycled materials are used.

Temperature

- “Gets hot in summer, bad for walking dogs”
- “Too hot to walk on with bare feet”
- “ Expensive and hot”

Environment

- “Only if recycled material and marine-safe/non-toxic”
- “Don’t care how it looks, but it lasts longer and saves trees”

- “Composite IF recycled please!”
- “Plan thoughtfully for sea level and flooding impacts”

Durability

- “Durable”
- “Longevity”
- “Doesn’t rot”

A list of all the responses can be found in the [appendix](#).

Concrete (7 top choice votes, 32 second choice votes)

While praised for its durability and low maintenance, concrete is criticized for its unsuitability for the Beaufort aesthetic, its unattractive appearance over time, and concerns about its ecological impact and heat retention. If concrete is to be implemented, slated or stamped concrete is slightly more accepted. Overall, concrete is not a favored option for the boardwalk.

Aesthetic

- “Not consistent with the Beaufort aesthetic”
- “Too industrial looking”
- “No concrete! Gets terribly dirty and stained”

Environment

- “Ecological impact concern”
- “If storm, plastic floating in the sea”
- “No- unappealing and water just runs off”

Durability

- “Durable, lasts through storms, easy to maintain”
- “Long lasting, low maintenance”
- “Most panels would last but aesthetically less desirable”

A list of all the responses can be found in the [appendix](#).

Station 2: Access and Amenities for Day Boaters & Hand-Powered Watercraft

This station consisted of three different questions aimed at gathering residents' perspectives on day boater access, amenities priorities, and the preservation of beach access for hand-powered watercraft.

Key Findings:

1. Day Boater Access Importance: Residents rated day boater access to the docks as crucial, emphasizing its significance in providing access to the waterfront and supporting recreational activities.
2. Amenities Prioritization: Restrooms emerged as the most important amenity for day boaters, followed by fuel and valet service.
3. Preservation of Beach Access: The preservation of existing beach access at Pollock Street for hand-powered watercraft garnered strong support from residents.

Below are key themes drawn from residents' rationales for their ratings and preferences regarding day boater access, amenity rankings, and beach access preservation.

Question 1: Day boater access to the docks is important. Provide a brief explanation of why you made your choice:

Suggested improvements

- "1) DUI van of Ramps 2) More police boats on Taylor Creek (Especially Saturday and Sunday"
- "Slips available for boaters wanting to shop or eat (short term)
- " No concrete! Gets terribly dirty and stained"
- "There should be some time limit- maybe 3 hours?"

Maintain

- "Day boaters use docks now and should continue"
- "Existing shops provide supplies for boaters long and short term"
- "Day boater access is of paramount importance to provide citizens with access to our waterfront docks"
- "Keep Beaufort OPEN- not just for those who pay"

Access Points

- "More access points needed"
- "Public access at the end of all streets"
- "Create a water access park at the end of Ann Street (Old Beaufort Inn)"

A list of all the responses can be found in the [appendix](#).

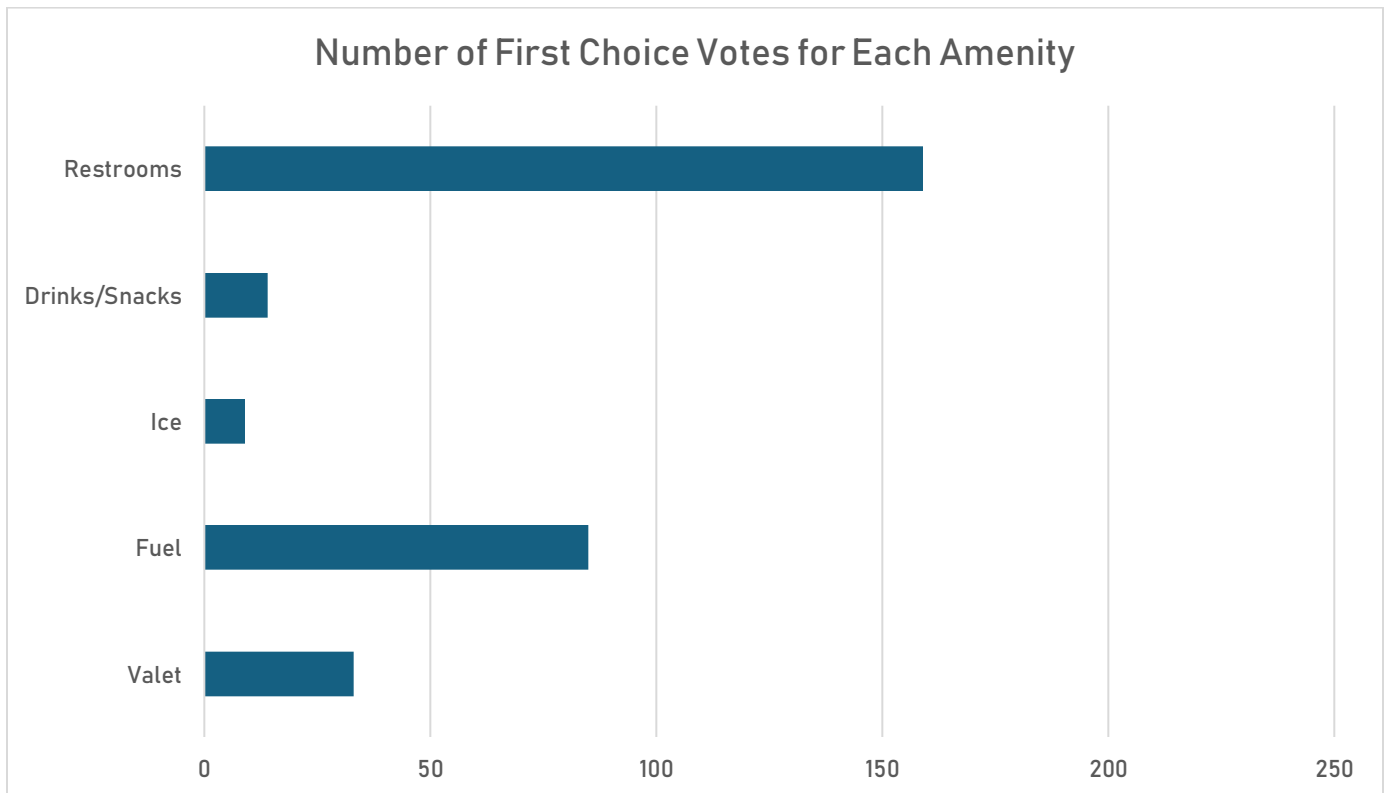
Question 2: Rank the following amenities or day boaters from most to least important. Provide a brief explanation of why you made your choice:

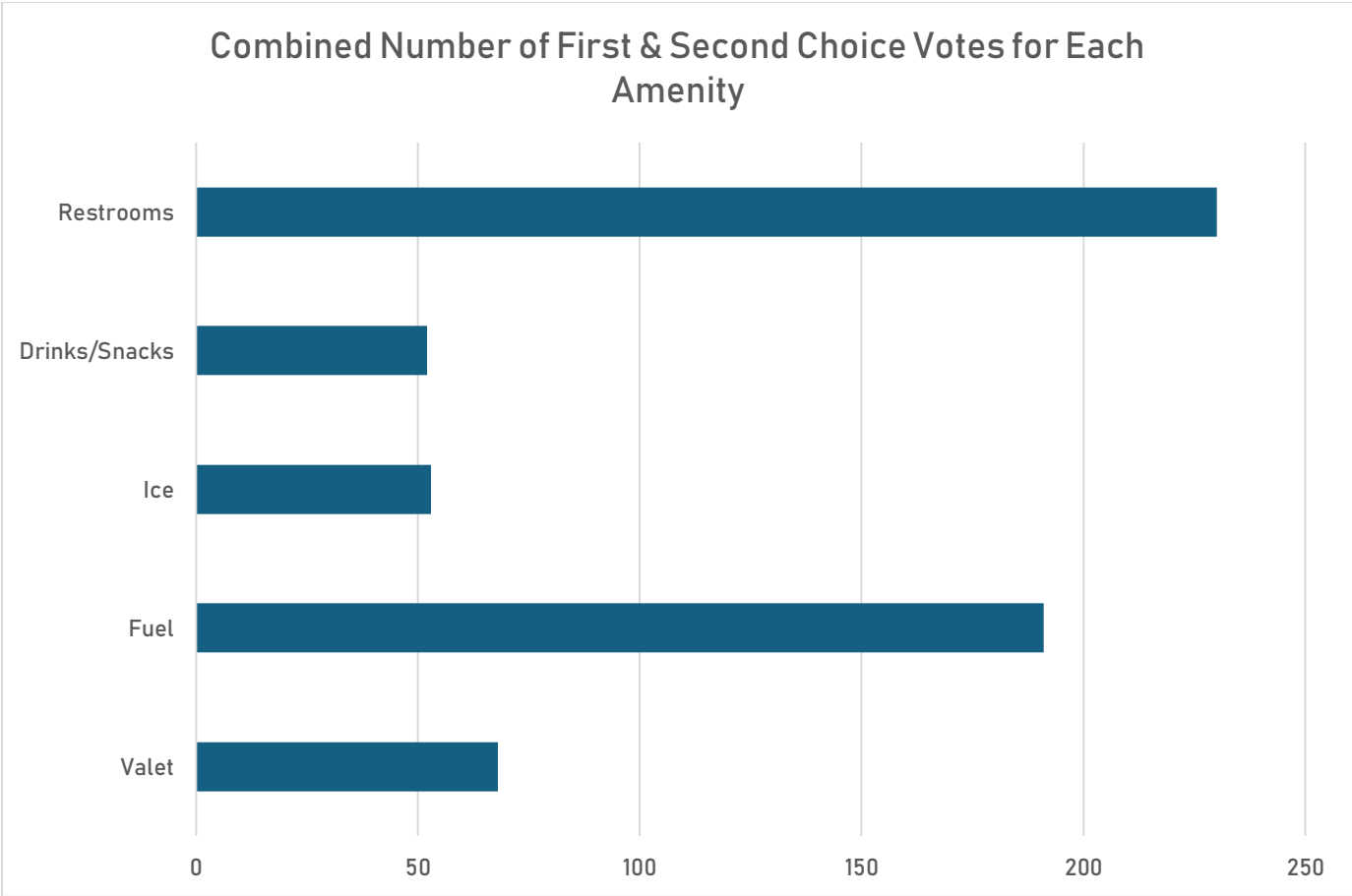
The following list shows the overall ranking results across the two in-person sessions and the survey:

1. Restrooms (159 first choice votes)
2. Fuel (85 first choice votes)

- 3. Valet (33 first choice votes)
- 4. Drinks/Snacks (14 first choice votes)
- 5. Ice (9 first choice votes)

This pattern holds when both first and second choice votes are combined, with the exception that “Drinks/Snacks” and “Ice” switch rankings. “Restrooms” had the most first choice votes as well as the most first choice and second choice votes combined. “Fuel” received significantly more votes when first and second choice votes were combined, but still not enough to eclipse “Restrooms.” See the graphs below for more detail.

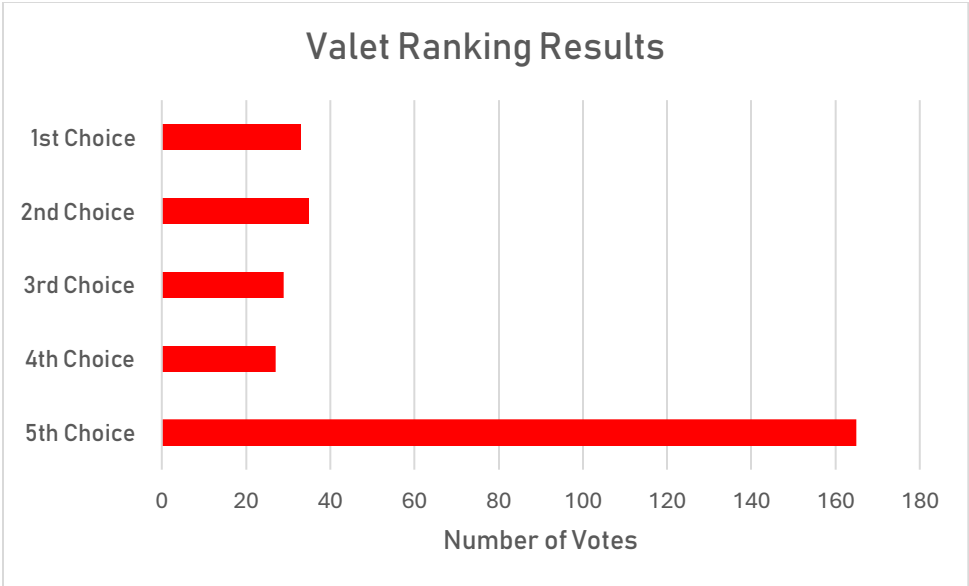




Below are summary vote tallies and corresponding graphs by amenity category:

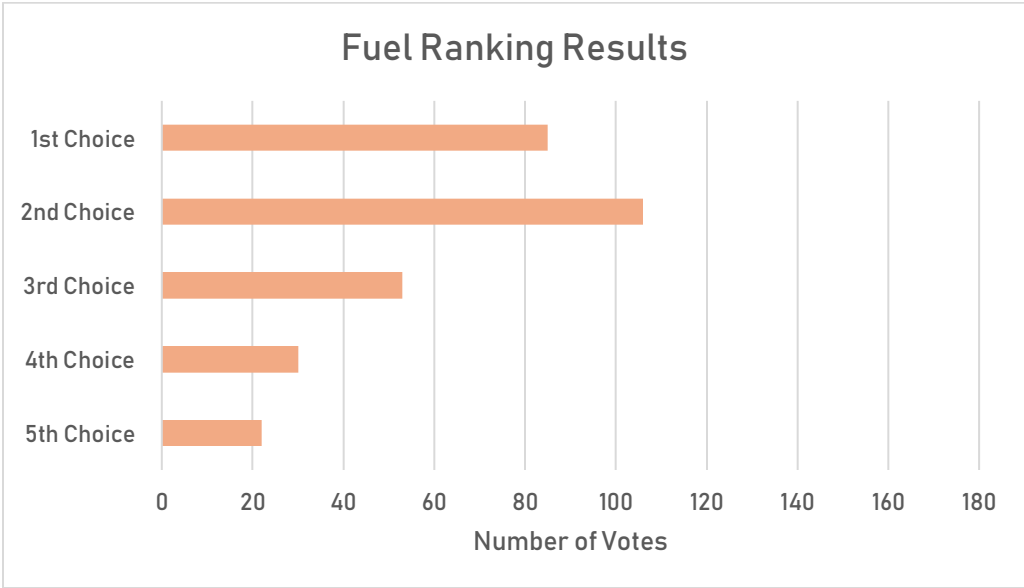
- Valet (dockhand/attendant)¹
 - 1 - (33 votes)
 - 2 - (35 votes)
 - 3 - (29 votes)
 - 4 - (27 votes)
 - 5 - (165 votes)

¹ Some participants were confused as to what “valet” meant. The clarification of “dockhand/attendant” was added during Round One.



- **Fuel (Gasoline)**

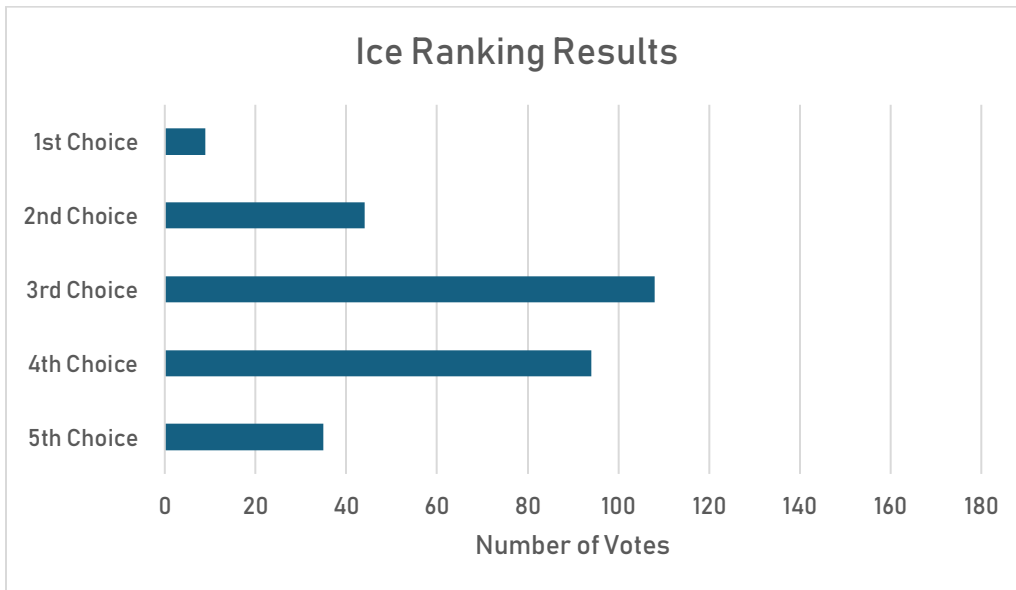
- 1 - (85 votes)
- 2 - (106 votes)
- 3 - (53 votes)
- 4 - (30 votes)
- 5 - (22 votes)



- **Ice**

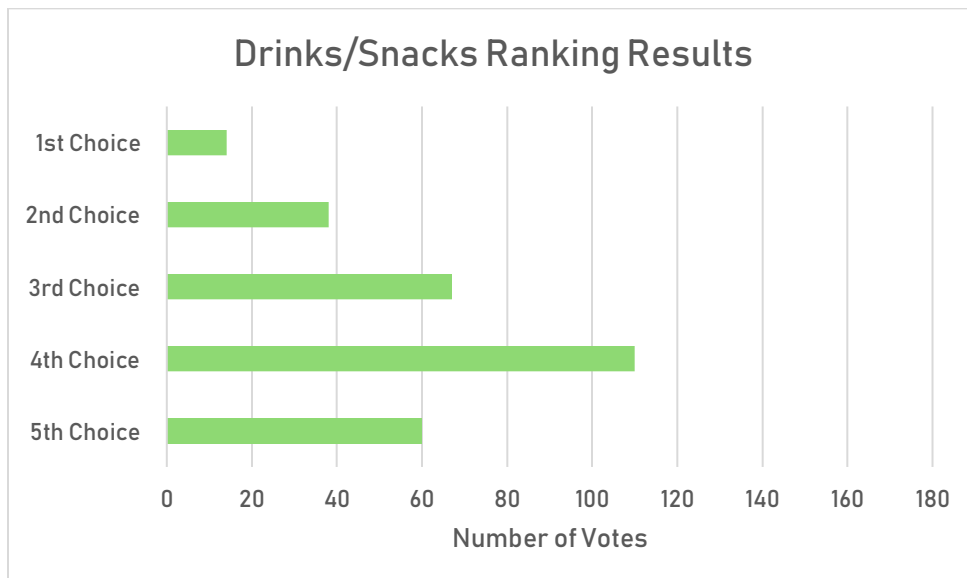
- 1 - (9 votes)
- 2 - (44 votes)
- 3 - (108 votes)

- 4 – (94 votes)
- 5 – (35 votes)



• **Drinks/Snacks**

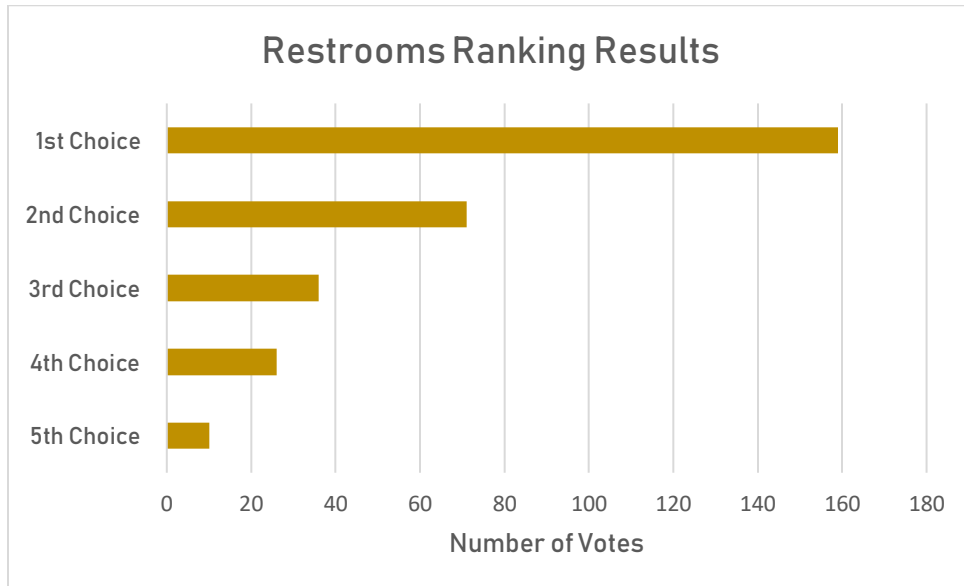
- 1 – (14 votes)
- 2 – (38 votes)
- 3 – (67 votes)
- 4 – (110 votes)
- 5 – (60 votes)



• **Restrooms**

- 1 – (159 votes)

- 2 – (71 votes)
- 3 – (36 votes)
- 4 – (26 votes)
- 5 – (10 votes)



Feedback

- “Restrooms- without them where does waste end up?”
- “A dock master and deck hands are needed to assist tie ups and manage crowded times”
- “Would like the town to own the fuel tanks and should always receive 15-20% of fuel income/sales, town will still make money (middle of road for town)”
- “Need a used fishing line receptacle. If you sell anything: no plastics, no plastic bags, emptied trash container available, ice by vending machine into coolers”
- “These are services that the businesses provide. Why should the town sell drinks and snacks?”

A list of all the responses can be found in the [appendix](#).

Question 3: It is important to preserve the existing beach access at Pollock Street for hand-powered watercraft (paddle boards, kayaks, etc.)? Provide a brief explanation of why you made your choice:

Participants expressed a desire to preserve and enhance beach access for hand-powered watercraft at Pollock Street, emphasizing the importance of public access points throughout Beaufort. Suggestions include increasing access and adding amenities such as kayak racks, unloading zones, picnic tables, and storage options, while maintaining the town's small-town feel and aesthetics.

More Access

- “We need access to water at every vertical street”
- “Strongly recommend more water access throughout town”
- “Yes! The more access to the waterfront for locals, the better”

- Any and all “ends” of streets that are waterfront should be developed for hand-powered watercraft access

Amenities

- “More picnic tables for folks to sit and eat”
- “Need storage for dinghy sailboats not just kayaks and stand-up paddleboards”
- “Need a hose to wash kayak and access to drinks
- “Would like to see more storage (racks)”
- Locals need amenities (restrooms, fuel, etc.) to enjoy day boating. Transient boaters should not be priority number one.

A list of all the responses can be found in the [appendix](#).

Station 3: Boardwalk Extension & Commercial Activities

Residents weighed in on the importance of widening the boardwalk to accommodate continued commercial activity and foot traffic. Concerns centered around preserving Beaufort's small-town ambiance while managing increased visitor traffic.

Key Findings:

1. **Widening the Boardwalk:** Perspectives varied regarding the expansion, with some advocating for a cozy, historical atmosphere and others supporting a wider boardwalk to accommodate foot traffic and potential future growth.
2. **Continuation of Commercial Activities:** Overwhelming consensus was observed regarding the importance of maintaining commercial activities such as parasailing and boat tours, with residents highlighting their contribution to local economy and waterfront appeal.
3. **Design Preferences for Commercial Businesses:** Residents favored diverse designs for kiosks, leaning towards preserving Beaufort's historic charm while allowing for attractive, yet cohesive, business aesthetics.

Below are key themes derived from residents' reasons for their ratings and preferences

Question 1: It is important to widen the boardwalk to encourage continued commercial activity and free flow of foot traffic. Provide a brief explanation of why you made your choice:

Participant responses were fairly split. The concerns come down to balancing an increase of traffic for visitors, while maintaining Beaufort’s small-town feel.

Small-town Feel

- “Growth is out of control already. Expansion means more traffic, more parking issues, and bigger crowds. All the things that made Beaufort the “cool little town” where people wanted to live will be destroyed. Look at any beach town in the Northeast.”

- “Widen boardwalk but not for commercial activity, but for more sitting and gathering, resting. E.g. hanging benches, chairs to watch the boats, horses, etc. Peaceful setting”
- “Disagree, we want to keep it cozy and historical- our historic district but upgrade local restaurants”
- “The boardwalk is heart and soul of this town (general comment)”
- “Disagree- getting out of hand with commercial activities- slow down, getting dense”

Traffic

- “Agree- don’t want restaurants/commercial vendors to block”
- “Widen because more people in the future”
- “I’ve never felt crowded on boardwalk”
- “It will encourage people to stay- brings revenue”
- “Wider with focus on foot traffic flow only”
- “Determine disability access/safety for wheelchairs and other mobility equipment (even strollers), also consider mobility access for people who are blind or low vision”

A list of all the responses can be found in the [appendix](#).

Question 2: It is important to continue commercial activities such as parasailing and boat tours. Provide a brief explanation of why you made your choice:

Participants overwhelmingly agreed that it is important to continue commercial activities such as parasailing and boat tours. 92% of participants either agreed or strongly agreed that it is important to continue commercial activities such as parasailing and boat tours

Feedback

- “Strongly agree, brings people to the area. Helps property values”
- “Agree- local operated, don’t make it too commercial”
- “Commercial services are important for families without a boat to enjoy the water”
- “Commercial activities and the ferries to Cape Lookout and shack are part of the appeal of our waterfront for locals and visitors”
- “As long as not adding to it, but don’t want to take over the boardwalk”
- “Commercial activities power economy!”
- “Neutral- balance. More commerce means more people. Can only support so much. Can the whole ecosystem handle it? Environment, parking, water, etc.”

A list of all the responses can be found in the [appendix](#).

Question 3: In considering the design of commercial businesses, would you prefer diverse designs of kiosks or a more uniform look? Provide a brief explanation of why you made your choice:

Participants preferred diverse kiosk designs (as opposed to a more uniform look) by a ratio of almost 2 to 1. Even with diverse designs, many participants wanted some level of cohesiveness and historic appearance.

Feedback

- “Allow businesses some latitude for attractive designs”
- “Diverse with limits (no neon colors, professional design)”
- “Not uniform, but some design standards- historic seaside”
- “Diverse- Beaufort is old, historic town, kiosks should be old/historic”
- “Character, what brings people to Beaufort”

A list of all the responses can be found in the [appendix](#).

Station 4: Mooring Field Creation

Residents were asked to provide their opinions on the establishment of an organized mooring field and to recommend any restrictions they deemed necessary. This station generated a significant response from participants.

Key Findings:

- **Establishment of Mooring Field:** Overall, residents supported the establishment of a mooring field to address issues related to organization, traffic improvement, management of derelict boats, and enhancing safety.
- **Recommended Restrictions:** Participants recommended various restrictions to ensure safety, environmental protection, fair access, and effective management of the mooring fields.

Below are key themes derived from residents' response and recommendations.

Question 1: Are you in favor of establishing an organized mooring field? Provide a brief explanation of why you made your choice.

Overall, participants supported the establishment of a mooring field, mainly due to wanting an increase in organization, improvement for boat traffic, an increase in management, and a decrease in derelict boats. For those not in support, they felt it would cause more congestion by increasing the number of visitors, felt it was unnecessary, and/or had concerns regarding the cost.

Organization

- “Currently disorganized and encroaching on channel”
- “Helps keep main anchorage organized, keeps boats at proper distance”
- “A more organized, planned field is needed”
- “Get a lot of people coming and want a free place to stay. If designated spot, manageable”

Traffic

- “It’s unnecessarily difficult to traverse Taylors Creek on busy days”
- “If more organized approach improves boat traffic flow”

Management

- “They’re going to do it anyway, it’s so unorganized anyway. Monitor for discharge”
- “We need control over the mooring field. Every hurricane creates huge financial issues”
- “Police the boats outside the mooring field. Block waterway and stay too long.”
- “Need for managed away from docks anchoring. Need to be out of channel and away from Carrot Island Beach”

Derelict

- “Prevent derelict boats”
- “Hurricane gave permission to clean Taylor’s Creek and get rid of hazardous derelict boats”

A list of all the responses can be found in the [appendix](#).

Question 2: Are there any restrictions you recommend concerning mooring fields? Provide a brief explanation of why you made your choice.

Participants expressed a desire for restrictions on mooring fields to ensure safety, environmental protection, and fair access. Key concerns include the need for a well-marked channel, regulations to prevent long-term stays, enforcement of rules, provision of pump-out stations, and limiting the number of moorings to avoid congestion. Residents prioritize local control and profit, with an emphasis on balancing the needs of visitors and locals.

Feedback

- “Common sense type restrictions. Boats cannot be longer than a certain length. Moored boats must be such that they do not impede the flow of boat traffic and safe crossings for kayaks and paddleboards.”
- “Must be managed by the town, not a for profit company. Must have lots of access for locals, not just transients. Put them in town Creek not just Taylor's Creek.”
- “Limited mooring field - with some day moorings and overnight moorings - establish a realistic rate for overnight and set parameters on duration of mooring - i.e. not forever”
- “Town already has regulations re: mooring/anchoring to help guard against abandoned boats. Are these regulations working? If so, why change? If not, let’s analyze why not and see what to do about it.”
- “Management via harbor master- control dumping in harbor, dump dock or pump boat, monitor anchorage, slow through channel, well-marked channel”
- “Must be managed by the town, not a for profit company. Must have lots of access for locals, not just transients. Put them in town Creek not just Taylor's Creek.”

A list of all the responses can be found in the [appendix](#).

Additional Comments

The biggest themes were regarding parking and saying no to corporate influence. The corporate influence comments mostly came in two flavors:

- "Don't sell out! We do not want our Town to be run by rich developers"
- "When it comes to growth and change, the Town needs to strike a balance between residents, visitors, businesses, etc."

The second one was much more measured, but what they both have in common is concern about corporate influence.

Another significant theme was environmental concerns in general (flood mitigation, preserving green space, marine ecosystem preservation, sea level rise mitigation, and plastic reduction).

A list of all the responses can be found in the [appendix](#).

Appendix

All responses to Station 1- Pressure Treated Wood:

Doesn't last
Doesn't do well with saltwater
What material will last the longest?
Wood is too high-maintenance, does not look good after a few years
If cost is a factor, prefer this
Fine as it is now
Easily rebuilt when it is inevitably destroyed by storms
Doesn't hold up and splinters
Use screws, pressure treated deck longevity can be extended by slipping the boards over*
Treated: not good for the environment
Not good for the environment
Less corporate feel; small town, docks aesthetics
Best because it's cheaper to replace after storm damage
Treated wood with non-toxic chemicals
Pressure treated has arsenic in it
Practical, copper is a safe treatment
No chemicals in wood over water

All responses to Station 1- Premium Hardwood:

Durability

More durable than pressure treated wood
Should apply to all of docks; how will dock be designed?
Historical feel/aesthetics
Nice look- easy to repair
Replacement cost
IPE lumber lasts 20 years
IPE lasts longer
Natural look
If cost not a factor, prefer this
Historical, composite is bad because of temperature
Any design for boardwalk should include sewer pumpout stations
Most value front for money (expensive up front)
Local commercial supplier
There's a local source for this
It would have been easier to make an educated decision with prices of each option and an estimate of how long each item will last
No! Save trees!
Agree- save trees
Cost and life expectancy of each material?
Wood might be a mold problem
Keep the Historic Beaufort aesthetic
Durability
Looks the best but uses scarce resource
Longevity and upkeep of material is a concern

All responses to Station 1- Plastic Composite Materials:

Not because of temperature
Too hot to walk on with bare feet
Hot
Hot!
Expensive and hot
Think about the dog paws!
Extremely hot
Manufacturer changes every few years, so hard to find a duplicate for replacements
Non-slip surface
Slick!
Composite has improved, there are some that don't get hot and look quite natural (e.g. Southern Living house at River Dunes back deck)
Durable
Durability
Durability

Durability
Longevity
Recycled!
If recycled
Only if recycled
Recycled materials
Gets too hot
Only if recycled material and marine-safe/non-toxic
Dogs are sensitive to temperature
Expensive to repair after storm
Don't care how it looks, but it lasts longer and saves trees
Gets hot in summer, bad for walking dogs
Consider temperature
Recycled materials preferred
Slick when wet
Must be cool to touch
Make sure material is not too hot
Doesn't rot
Composite IF recycled please!
Premium vs. composite: Cost? Care? Longevity?
Plan thoughtfully for sea level and flooding impacts

All responses to Station 1- Concrete:

What type of concrete? Permeable?
Industrial port, not B04T brand
Doesn't look good
Durable, lasts through storms, easy to maintain
Too corporate
Not consistent with the Beaufort aesthetic
Boardwalk material to allow flood water to go through to help prevent street flooding
Safety hazard
Too industrial looking
Survives storms well
Durable, easy to clean
Long lasting, low maintenance
Looks bad after a while
Hot- can't dance on concrete
If there is a crack, jackhammer
Very expensive
Ugly, hot
Looks like crap

No way!
Concrete sections vs. full slab on case of severe weather damage
If storm, plastic floating in the sea
No- unappealing and water just runs off
Concrete isn't a boardwalk
Slatted concrete dock- decking for water flow
Slatted concrete decking for water to flow through
No concrete! Gets terribly dirty and stained
Stamped concrete as alternative
Ecological impact concern
Add another sea wall/bulkhead
Pressed concrete with design; Slatted concrete
Not attractive
Most panels would last but aesthetically less desirable
Not attractive
Ugly and not Beaufort
Why not stamped concrete? Permanent
Ugly
Not a quaint aesthetic
Could be very pretty- consider dogs and bare feet for heat

All responses to Station 2- Dock Access:

Day boaters use docks now and should continue
See improvement on launch area
How much did Town pay Moffat and Nichol? How much did Town pay "facilitators?" *
Rules are important
1) DUI van of Ramps 2) More police boats on Taylor Creek (Especially Saturday and Sunday
Do we need federal approval for the dock?
How long can people leave boats?
Need to leave plenty of access for local community
Slips available for boaters wanting to shop or eat (short term)
Existing shops provide supplies for boaters long and short term
Golf carts can be used to be more energy efficient
More access points needed
Public access at the end of all streets
There should be some time limit- maybe 3 hours?
Absolutely!
Are we reducing rental slips? We should not!
Create a water access park at the end of Ann Street (Old Beaufort Inn)
Day boater access is of paramount importance to provide citizens with access to our waterfront docks
Keep Beaufort OPEN- not just for those who pay

Like access for dinner, even if for locals

Not really needed. Especially if dock space will infringe on channel space! Must be balanced with Mooring Field and boardwalk expansion

More access for kayaks

This is why we fell in love with Beaufort 25 years ago

All responses to Station 2- Amenities:

Valet 5, Field 2, Ice 3, Drinks/snacks 4, Restroom 1

Dock master/attendant might be a better word

Boat ramps are very jammed on the weekend

A dock master and deck hands are needed to assist tie ups and manage crowded times

Need a place to empty black water

Neutral because I don't have a boat

Restrooms- without them where does waste end up?

Drinks and snacks can be provided at waterfront stores

Do not want green space to be taken away

Define day boater! How do you keep track of how many days?

Don't want to bloat/add to the budget here

Hours at gas need to flow with season, holidays, sunset

No valet needed

Fins gas isn't always reliable- want it environmental too

Issue with gas is people will fuel up before mid-day, people might not need fuel

Valet and fuel go hand in hand

Please don't take away any parking

There's no need for a dock hand if the boats are coming for the day

Ask questions for the bathroom!

If valet equals dock house, workers who help to dock boats would be VERY important.

Valet services only needed for overnight/transient boaters

Dockhands are important

Would like the town to own the fuel tanks and should always receive 15-20% of fuel income/sales, town will still make money (middle of road for town)

Water refill station for reusable bottles only

These are services that the businesses provide. Why should the town sell drinks and snacks?

Need a used fishing line receptacle. If you sell anything: no plastics, no plastic bags, emptied trash container available, ice by vending machine into coolers

Need a receptacle for used fishing lines and hooks

Access to restaurants is important

Would like to see a small grocery store downtown

Make retailers plastic-free

Dockand will be needed to direct boaters and manage spaces

Don't sell drinks or snacks- shop downtown businesses!

This has been a need for 30 years!

All responses to Station 2- Hand-powered Watercraft:

Save public access at Gordon Street and West Cedar Street and West Ann Street
Need a hose to wash kayak and access to drinks
More accessible beach access
Beach access is very important! Not only for Pollock Street but also at Old Bridge. These are the only two places left where you can walk to the water's edge. Look at Harker's Island beach access for cautionary tale!
Works for everybody
Small craft launching only! Swimming too dangerous
Count on this access to this!
More kayak racks needed
Unloading zone needed
High end kayaks need beaches to launch; At Pollock and several other locations, at the end of Cedar
Keep local community feel, keep from feeling too corporate
Small town feel is important
Water contamination is an issue
Need parking for it too! Car, cart, bike
Signage would be helpful for Pollock (public)
Keep public area!
Expand day boat access
Use this frequently!
More picnic tables for folks to sit and eat
Would like to see more short-term storage racks
Would like to see more storage (racks)
Add more hand-powered watercraft access
Public fishing access! Need it.
Locals need amenities (restrooms, fuel, etc.) to enjoy day boating. Transient boaters should not be priority number one.
How will the natural area be preserved?
Need kayak and paddle board floating docks
Yes! The more access to the waterfront for locals, the better
Any and all "ends" of streets that are waterfront should be developed for hand-powered watercraft access
Expand Fisherman's Park access
Would like to see improved loading zone
Need storage for dinghy sailboats not just kayaks and stand-up paddleboards
Concerns about breaking fluidity, further down there might be other spots
Pollock Street access is only one point; need many more
Want more slips for the kayaks and paddle boards
Move parking- move parking all the way down to Gordon
...like ... and C in terms of resident access*

Strongly recommend more water access throughout town
More slips and more locations!
Kayaks, paddle boards, and fishing crafts- important
We need access to water at every vertical street
Take care of the aesthetics- mow grass, need a permanent entry area

All responses to Station 3- Boardwalk Extension:

Too many people here already. If you want boardwalk, go to beach in New Jersey
Disagree, don't change- leave waterfront alone, spend more on roads
Disagree, we want to keep it cozy and historical- our historic district but upgrade local restaurants
We want to be able to sit and enjoy scenery- widened boardwalk helps with that
The boardwalk is heart and soul of this town (general comment)
Disagree because I don't know plan
Neutral, no problem with the way it is now
Widen boardwalk but not for commercial activity, but for more sitting and gathering, resting. E.g. hanging benches, chairs to watch the boats, horses, etc. Peaceful setting
Widen because it gives a better water flow. Don't want blocks
Agree- don't want restaurants/commercial vendors to block
Provide sitting and waiting area for families
Widen- more foot traffic
Dockhouse has a lot of people - right on water
Parking is a huge concern overall
Boardwalk should stay in existing footprint; negative environmental impacts; impacts to marsh
Neutral- need to be maintained and keep hoses, tripping hazards off
The issue is no parking here every day
Widen because more people in the future
Town should lengthen it
Can't answer because we don't know the plan
Growth is out of control already. Expansion means more traffic, more parking issues, and bigger crowds. All the things that made Beaufort the "cool little town" where people wanted to live will be destroyed. Look at any beach town in the Northeast.
I've never felt crowded on boardwalk
Neutral- not sure if it makes a big difference in degree of difficulty
Neutral- I like size now- don't make it small
Widen- foot traffic
Commercial activity should be moved to Gallants channel, more parking there
Yes, but don't cut into parking if sidewalk moves back
It will encourage people to stay- brings revenue
Widening only needed in section with commercial services
Neutral- in spots it would be wider (bottleneck areas)
Widen to support handicap accessibility/strollers

Agree- when people line up for ferry it gets crowded
Foot traffic, not commercial
Wider with focus on foot traffic flow only
We need to also plan for additional parking facility to offset any Front Street parking loss
Agree- sidewalks won't be reason people come, they will come anyway
If the boardwalk is widened, will it just be the section where concessionaires are located? E.g. Water Bug, Crystal Coast lady
Neutral- don't infringe on waterway
Maybe slightly wider
Neutral- If wider you take away from slip space
Determine disability access/safety for wheelchairs and other mobility equipment (even strollers), also consider mobility access for people who are blind or low vision
Great to be wider but what/how to do that?
Don't take away parking
Disagree- fine as is but if wider i would take up water or street space
Need to get a handle on trash and plastic!
Wide enough- avoid Myrtle Beach look
Need space for ferry lines to not block foot traffic
Disagree- getting out of hand with commercial activities- slow down, getting dense
Disagree- if widened won't have commercial activity
Don't widen the wide portion but yes, narrow by commercial
Don't want to answer, need more information - what part of the boardwalk?
Want to know exactly what "widening" means. How much wider?
Increasing commercial activity impacts parking
Widening the boardwalk takes space away from something- what?
Allow people to walk on boardwalk with drinks
Carefully consider projected sea level rise in the expansion, please
Wider than existing? Making existing wider? Or just an extension?

All responses to Station 3- Commercial Activities:

Strongly agree, brings people to the area. Helps property values
It brings people down
Important to keep commercial going
Agree but would rather see in Gallants channel
Yes but not at the cost of increased taxes
Commercial activities power economy!
Agree but don't block view
Send George Aswad's boats to Morehead
Agree- keeps us active and engage community
Agree- gives kids something to do
Agree- brings people downtown

Agree-draws people into town
Parasailing- No, dangerous, needs a lot of room; Boat tours- yes
Disagree- environmental impacts
Brings people into town
Agree- town needs to be welcoming to tourists
Agree- local operated, don't make it too commercial
We are a tourist town
Who decided that commercial activity be prioritized?
Need to be moved to Gallants Channel
How will permitting work? Need to keep fees reasonable
Commercial business- draw business
Some but don't go overboard- lots of commercial means lots of parking, already parking issues
Takes away ambiance of walking down dock
Boat tours okay. Parasailing- no, not at waterfront
Commercial services are important for families without a boat to enjoy the water
Support local captains like Perry Barrow Island Ferry Adventures to Town Marsh and Bird Shoal
Disagree- fine the way it is
Commerce makes Beaufort go - agree
Don't want to add more kiosks
Businesses bring tourists that spend money
Add small 1-2 person sailboat rental
Doesn't need to be all front street
None at all! None: as-is (Long time resident)
Don't want to love this, another town will get it
Strongly agree- boat tours
Move commercial activity to Gallants Channel, parking issue
People who use ferry services don't go to downtown restaurants
"Cars get best views of Beaufort"
Agree- keeps small businesses on boardwalk, tourism
Agree- tourists come here, but maybe boat tours could go out of Gallants Channel because of parking
Neutral- balance. More commerce means more people. Can only support so much. Can the whole ecosystem handle it? Environment, parking, water, etc.
Keep off to the end as it is now, no commercial in the main dock area
As long as not adding to it, but don't want to take over the boardwalk
I'm in favor of commercial enterprises and ferries, but perhaps we relocate off Front Street. Gallants?
Please add a shuttle for ferries. They take up space with no turnover of spaces
Parking lots should be relocated several blocks north with golf car or other shuttle options
Get rid of parking lots- alternative?
Commercial activity requires parking! Where? How?
Waterfront property too valuable for car parking- not best use, don't need empty most of year just for events/for spots on Memorial Day*
Yes- but NOT Park ferry

Don't like- park service (takes all day) keep the local business

Carolina Princess horn disrupts town- needs to be controlled

Commercial activities and the ferries to Cape Lookout and shack are part of the appeal of our waterfront for locals and visitors

All responses to Station 3- Kiosk Designs:

Uniform better- need easy to read

Allow businesses some latitude for attractive designs

Less corporate looking, more small town feel

Like how it is now!

Historic, not uniform (see Old Beaufort pictures)

Historical but diverse

Diverse but somewhat similar

Diverse but within historical design (not new, modern)

Not national/private, keep local

Diverse- easier to find more fun

Keep character, locally driven

Not fair to small operators- makes sense, works now

Character, what brings people to Beaufort

Keep open, not closed- no covered

Depends on what it looks like

Diverse but with some aesthetic improvement

Not polished, don't need to be

Footpath or boardwalk combo out to Beaufort Hotel

As a blind person, sensibility- uniform design; take accountability; Would otherwise have to memorize everything

Like it polished

Diverse designs but with aesthetic restrictions

No business controlling

More uniform, easier to manage

-A historic look, no national chains- Local ownership; not covered, not widened; don't spend a bunch of our tax money just because you can; NO federal \$\$ (comes with control)

Want it to look like Beaufort, not other towns

Not cookie cutter- Beaufort isn't cookie cutter

Uniform looks better! More pleasing

Prefer diverse design but consistent kiosk size

Don't want it to look junky

Keep boardwalk free and clear- do not cover

View shed concerns of larger boardwalks and large kiosks

Like grass- birds, softer look

Remove grass

Get rid of grass

Remove tripping hazard
Gives definition, local, we have bulkhead down Front Street - makes us Beaufort
Remove curb hazard but uniform
Uniform- boardwalk remove curb hazard
Don't want it to look cookie cutter
That's not Beaufort weird
Like the eclectic look
Diverse- Beaufort is old, historic town, kiosks should be old/historic
Don't want to be Disneyland- let people be unique and different
Design that fits in the historic coastal look of the town- used to be fishing town
Not uniform, but some design standards- historic seaside
Keeps character of Beaufort
Keep Beaufort weird
What's nice about Beaufort it's not all planned out
More uniform- currently sun glare (covers)
Provides visual harmony- don't want to be tacky, focus visuals on water/birds
Not needed to be uniform but should definitely have an aesthetic building standard
Please keep Beaufort in town control- don't farm out to greedy developers. Keep Beaufort cool!
Don't want to look like Disneyland
At least a set of minimum standards
More uniform but more durable, less DIY, little higher standard
Love the diverse look
Things can be diverse but cohesive
Diverse with limits (no neon colors, professional design)

All responses to Station 4- Organized Mooring Field:

YES
Manage use
Boats have been out there forever and are junk. So not just random.
Prevent derelict boats
Need for managed away from docks anchoring. Need to be out of channel and away from Carrot Island Beach
Currently disorganized and encroaching on channel
Can make a lot of revenue, don't need a booth to collect
Waterway already too crowded
Moored my sailboat for 20 years
Transients need to pay support operations
Helps keep main anchorage organized, keeps boats at proper distance
Hurricane gave permission to clean Taylor's Creek and get rid of hazardous derelict boats
Big concern is insurance, would prefer not to have it if town is liable
Current situation messes with my business, have to call the cops regularly

Unsure. Mooring field create congestion in an already very crowded boating area but it would also minimize all the random moorings we have now
A more organized, planned field is needed
No - most of mooring traffic is low. These people know how to anchor. "Organized" means someone has to manage and maintain it = \$\$
No - You will lose more boats than you gain. Boats will not stop at Beaufort. Big boats will still use docks but small sails won't come.
No - Unfriendly to boater- they will bypass Beaufort
No - Get to park wherever (it's federal) will detract people from coming
Less navigational concerns
Get a lot of people coming and want a free place to stay. If designated spot, manageable
What size boat needs a mooring? Can smaller boats drop anchor on Carrot Island?
You should be able to moor where you want
Doesn't affect me, but I don't know what the future will bring. Beaufort is welcoming
Police the boats outside the mooring field. Block waterway and stay too long.
Patrol the ones who stay too long. Do they have limited time to stay at mooring?
Far more attractive for people passing though, more reliable and safer
So I don't run into them
Has a lease agreement been signed?
As an ex-boater, it's challenging to maneuver, and it will get worse
Illegally parked boats everywhere
Constantly people in the way
These folks didn't understand the question! It's a very misleading question
It's unnecessarily difficult to traverse Taylors Creek on busy days
They're going to do it anyway, it's so unorganized anyway. Monitor for discharge
Dye in waste tanks! Monitor discharge
It's overdue. Makes it organized and easier for people visiting. Safer and can make revenue
Talking to dock master helps... can get information
Is the change in mooring to an organized field going to narrow the channel for boat traffic? If so - not in favor
Explanation- moored vessels need to be out of the full navigable channel marked by the U.S. Coast Guard; Explanation- uninhabited boats need to be either repossessed or removed from the waterfront
Yes to mooring but we need pumpout service
Agree- as long as it is not on Taylors Creek!
Benefit is to keep boats of Rachel Carson Reserve and out of channel
If more organized approach improves boat traffic flow
Take up no more space than currently in use
Day or overnight mooring field? How will boat traffic and safety be monitored and by whom?
Keep Taylor's Creek clear- lots of day boats go up and down to the inlet- don't narrow their path
Make sure that there are not so many mooring balls that it hinders the day boaters from getting through!
No more mooring opportunity than now
Organized mooring is ok but afraid of the cut getting over crowds!
The unorganized is a mess and mooring is happening anyway. It's a free for all

By far the most important issue. Has been tragic. In favor of organized mooring - would be huge benefit
Standard operation (Especially in Northeast)
Mooring field improves boat traffic and flow
Dumping boats and making it city's problem
Taylor's Creek is not fun or relaxing. No structure, some out there so long!
Require evacuation for major storms
We need control over the mooring field. Every hurricane creates huge financial issues
I'm never going to use it, it doesn't bother me
Currently, boats can block private docks
Limit moorings - need to see plans first
Not needed but don't need to construct
Will it be a party area? Safety concerns
Will this impact wildlife? Dolphin in Taylor's Creek
I would want to know about environmental impact - fuel from idling boats, plastic trash
I don't use a boat but my taxes pay for it

All responses to Station 4- Mooring Field Restrictions:

Channel should be well marked and separated from mooring field
Town should keep profits, not give to "PPP" (public private partnership) or contractor - yes!
Require reservation and change up to a certain time. Then open to other boaters
Ensure room for free anchorage remains in addition to moorings. Dinghy dock
Limited mooring, make sure free anchoring still available
Need a pump out boat for black water
Day visitors to Carrot Island - do they have to moor?
What are legal risks to Beaufort if mooring fails? Boat size limitations at mooring
Larger boats need mooring. Have to decide what size is exempt
Add rules
Priority for locals
Have the spacing of the mooring field spacious enough so kayaks and small boats can be seen
Yes - organized - also free unorganized
Town already has regulations re: mooring/anchoring to help guard against abandoned boats. Are these regulations working? If so, why change? If not, let's analyze why not and see what to do about it.
No long-term rental. 7 day exceptions for weather, channel must be preserved
Prefer one with fewer mooring slips and further from Carrot Island or Rachel Carson Reserve
Need some way to manage it - dock house? Time limits can change in off-season for more leniency
Accessible to all
Can't leave boat out for extended periods, can't leave septic tanks open - no pump and dump!
Should be limited time and not just for long term mooring
Need clarity on who is enforcing (cops vs. Coast Guard, currently unclear)
Registration! Need to be able to get in contact
What about if just going to Carrot Island? (Not staying overnight)

As long as it's restricted, people are educated on it, and rules are enforced
Duration of stay
Need fees and charges
All rules must be made and enforced- speed limits, rules must be...
Need a dockmaster dedicated to enforcing
Somewhere at docks to pump out. Needs an accessible pumpout station
Need a boat to service pump out
Use Annapolis model and accept that we must be in the hospitality business
Access that is dedicated to locals. We're losing access for common citizens, not everyone super rich
Furnish trash, sewer pumpout, laundry, and shower. Build adequate facilities.
Annapolis model:
Provide mobile pumpout of holding tanks
pick up trash
deliveries to boat of ice, groceries, etc.
It's the hospitality business!
Monitored for safety and so boats don't stay too long
Management via harbormaster- control dumping in harbor, dump dock or pump boat, monitor anchorage, slow through channel, well-marked channel
Limit the number!
Put moorings in Town Creek and the South Channel by Radio Island, Gallants Channel, run a shuttle service in town for money
Time of stay duration, can people put in their slip anywhere?
Don't want it to be crazy expensive
Day boaters- pay by the hour or by the day?
No pay!
DUI van at boat ramp and more police presence on Taylor Creek
Less expensive, more comfortable, more boats, and safer than anchors
Have some moorings on reservation and some on first come first serve
Someone has to monitor- not abandoned boats. Safety - not in the middle of channel! Furnish trash, sewer pumpout, and laundry!
I don't want it unless you charge for it
No restrictions (other than existing usage and rules of road!) on anchoring outside of mooring field
Of all the commenters at this station, how many have boating experience and are "qualified to comment?" No way to know, but would be nice to weigh comments accordingly
Limit number- not pushed up close to Carrot Island
A mooring field for visitors/temporary use
Should be a charge
1 month limit with possible extension if liveaboard is working in town
First come first serve
Established time limits, rules of etiquette, safety and keep water clean
In favor but- strategically placed and limited. Limited time frame (e.g. can't anchor for 3 months)
Moorings

Available to transients and some set aside for locals

Checked on and safe, chain link had worn away in the...

Question 1- yes.

Manage/police waste discharge

create limit on days of consecutive mooring

Ensure boat traffic is two way..

Ensure access to islands

Very concerned regarding the pollution of Taylor Creek and Town Creek etc. Any improvements need this concern first

Monitor by time, safety, boat size

Set max number of days per stay, provide mandatory pump out service

Needs to be limited, prioritized, paid

Yes in favor, limited time to be moored- no more than 3 days! How to monitor time?

Yes, as long as nothing gets in the way of flow and people can't "dock" for more than a few days

No long-term rentals. Pump out requirements

Town needs to provide sewer pumpout

Limited, marked channel

Should be managed by town, not paid for contactor

Should still allow for free anchoring outside of mooring field

Should be well marked, separated from main through channel

Will there be mooring fees?

We need control of the harbor but not excessively restrictive. No dumping

Dedicated enforcement, clearly marked.

Inspections and maintenance

Manage, control, enforce, and make boat/head clean out easy

Need mobile pumpout boat

I would be against it if dumping got worse

30 day limit

Space needs to be limited to a specific area

Cleanout must be provided and enforced

Strong consistent oversight and enforcement- who will do this?

Require use of pumpout station and add dye to tanks to prevent dumping

Town Creek has become a spot for derelict, abandoned boats. Clean up!

Reservation system- storm ready, inspected, staffed

Harbor master could be part of police

Limited stay

Make it paid and organized. It is a free for all! Limit number and time.

Dedicated enforcement

Dockmaster, fee, also need a place with no fees (options), instructed on where it is and how it works

Need- time limits! Keep Taylor's Creek clear - Need to see design first

Do not take more space in Taylors Creek- already crowded

Need regulation on anchoring too

How much revenue will the mooring field bring in annually and how will revenue be used?
Must determine which agency will monitor safety, water quality, etc. if we increase the number of boats mooring in the creek
Taylors Creek is so congested. Scary, unsafe, traffic jam. Less navigable if mooring takes up more of that space, less manageable.
Need to see design and vote on design
Keep the channel clear!
Fee for overnight use
Pumpout station
Limited time
Time limit on stay
Channel is clear
Charge non-resident more
Limited number of spaces
Mooring leases should be available long-term for locals to maintain and demonstrate annual maintenance inspections
If mooring field, don't want it to reduce navigability
If widening boardwalk, reduce space there for mooring and navigable water
3 days free then pay. Register. Pump out.
Encourage long term use instead of short term stays
Have someone pick up trash from moored boats daily
Require them to leave for storms
Control over sewage. Need to communicate. Pollution control enacted and enforced.
Need to be managed by the town, not by some company like the current one – that fleeces the town and makes a huge profit at town expense
Pay for it! Pumpout station, monitored, dedicated person
Need consistent enforcement
I prefer a mooring field that is cheaper/discounted (or free) for residents and resident-boaters
Pumpout service to moored boats please
Who would manage it? Town? For-profit company?
Time limit on moorings
Separate rules for distressed/damaged boats
Length of stay
Time limit and someone keeping track
Updated in navigable charts/maps
No dumping!
Pumpout station
Number of boats? Small fee, limit time
Reservations online
Should be a fee
Pumpout so spills can be avoided
Mooring buoys for local year-round residents

Need to have services for locals not just transients
We need moorings available for transient boaters passing through.
No more moorings please. Taylors Creek is already dangerously congested. I'd like to see moorings removed and boaters be responsible for their own anchor
No
Don't do it.
Map seagrass beds and do not allow mooring near them. If moorings must be necessary, restrict them to places deemed less damaging to the benthic environment.
Time restrictions
Time limits of some sort are going to be useful. Maybe 1-2 weeks should be considered. As a previous transient sailor this would have met most of our needs off the ICW.
Time limits
Time limit to not have junk boats sitting abandoned. Charge for usage to cover maintenance.
Out of the main channel.
No
You now have restrictions of a certain amount of days I believe and it seems to be working well
Definitely need to leave the channel open for boat traffic
Don't impede powerboat traffic.
Industry standards
Run professional!
No
No
Keep them out of natural nav lanes to help control traffic in taylors
Time of stay but not sure what is appropriate amount of time.
N/A
No
A clear defined traffic lane is required for residents, ferries etc.
It would need to be a very small field to allow for the current traffic and not create an eyesore from Front Street.
Must display proper vessel lighting or get fined (not sure what's required for mooring field)
Town mgmt
3 day limit
Derelect boats would have to be removed once declared abandoned
Daily, weekly and monthly options.
Provide a "Locals" rate for our boating residents who prefer to live aboard their vessel.
Shorter term and boats in viable conditions/not falling apart
There should be a non motor pathway (kayak, SUP etc) and a motor pathway
Moorings for transients not for long term living on a boat.
Perhaps a time limit for staying on a mooring, two to three weeks?
It should be organized to ensure there aren't navigation issues when there are a ton of boats anchored off Carrot Island.
Depends on who is going to install and regulate them. It needs to be open to the transients. They do bring business to Beaufort, not just dockage.

Size limits

N/A

Boat size, maximum day stay

Need a big dinghy dock.

Limit the number

Don't leave boat there for extended periods of time

Max vessel size- 50 ft, for use by transiting boats so they don't fill up with local boats, defeating the purpose to bring in customers to our town

Just keep out and away from the main channel

Would be nice for locals that cannot afford these high price boat slips to have a place to keep their boat in the water, not for live aboard use

Limit the size of mooring field to no further east than Marsh St

Time limited

I'm admittedly not as informed on the issue however I do know only a small fraction of the moorings used are environmentally friendly despite scientific literature recommendations.

Don't do this in a way that pushes anchoring further down Taylor's Creek!

Ensure access for local boats not just tourists.

Boat width and length limit. No massive commercial cruise companies.

Time limits to prevent live aboards.

Perhaps follow best practices established by other waterside towns that are a size similar to Beaufort.

Common sense type restrictions. Boats cannot be longer than a certain length. Moored boats must be such that they do not impede the flow of boat traffic and safe crossings for kayaks and paddleboards.

Why not merge the moorings with a taxi service where the employee(s) could also do attendant duties

Feedback would be dependent on location.

Need to be mindful of anything that increases boat traffic in Taylors Creek.

Must be managed by the town, not a for profit company. Must have lots of access for locals, not just transients.

Put them in town Creek not just Taylor's Creek.

Time limits

Short stays registered with police.

No sewage release!!

No restrictions. This is Beaufort...keep it real. It's not Disney land. Stop trying to make it that.

Limited mooring field - with some day moorings and overnight moorings - establish a realistic rate for overnight and set parameters on duration of mooring - i.e. not forever

Limit days of free mooring and if above limit charge for full stay. Place dye in tank to prevent pumping into creek

Long-term live aboard vessels should be discouraged or have some greater restrictions placed on them such as requiring pump-outs and functionality of the vessel moored

Nothing permanent. Registration and monitoring of pump out.

No commercial vessels like shrimp boats no live aboard no abandoned vessels

I like the 10 day rule

Limited time

Not at the entry point of Rachel Carson Reserve and entering Taylors Creek.

Just not too many so there is plenty of room for boat traffic and recreational use.

Anchoring in the channel should be prohibited
You need a limit - or not in Taylor's Creek where are they pumping out ?????????????? Last year 1 lady would yell foul language if you passed by her mooring. Every boat Every evening. Some moorings you can't even see with king tides
Time allowed limits
Affordable to cruisers, not just billionaires.
Safety no parking in the channel or near the channel. That's a common problem.
The number of mornings should be limited to avoid obstructing boat traffic.
The number should be limited to avoid obstructing boat traffic. Overboard discharge must be prohibited.
A yearly limit of nights stayed, 14 ? Need a launch service to a downtown dock

All Additional Comments:

When will the concessionaire be voted on?
When will we know who is in the running to build the docks?
Don't swell out to corporate- keep local with people who care about our town!
Please let Town get profits
Has an environmental study been done concerning how increased boats in the area will affect water quality?
Keep green space, no impacts to existing marsh/habitats
Important to keep small town feel
Lack of parking is a myth. Plenty of parking if you walk a block or two
Can there be a discussion on commercial... moving to Gallants Channel
... Ride... spaces. Very little as it is. Can green space be expanded?
Viewshed concerns for expanding for larger vessels
Didn't see questions about dock design
Environmental impacts considered with design?
No further dredging. Stay within footprint
keep access for low income individuals
... sewer pumpout*
Add music stage for local musicians
Reduce speed on Front Street to 25 MPH
more parking for tax-paying residents
Designated walking path from town to Beaufort Hotel
Move commercial to Gallants Landing- free up parking
No questions on design of docks?
Questions don't seem to reflect waterways plan
Keep maximum green space
Keep name Beaufort Docks for branding and marketing
Climate change sea level rise consideration
Some way to do the work in phases so we don't shut down the waterfront
Public/Private Partnership...*
... needs to be considered in the design (people have different needs). Need to be included*

Parking! Parking! More parking!
Long term lease- is there a way out of contract if/when they don't comply?
Multiple (non-boardwalk) water access points
Parking for cars
Don't take away downtown parking
Extend sidewalk along Front Street to Beaufort Hotel
Good idea!
Correct idea
More parking! Parking!!!
Don't sell out Beaufort to big corporations!
Don't sell out to corporate. Install the professionals needed to run a 4 star marina and mooring service. Check into how well other towns have done this to supply a necessary service and keep it local
Would be interested in a small visitor center with information
Who is going to pay for these improvements? I think Beaufort should spend their money on repairs
Adjacent green space, include West end of Ann Street property
When will town vote on concessionaire?
Need water bottle refill stations to reduce plastic
Off Site parking = shuttle into town
More parking, locals don't pay
Need recycling bins
Any accommodations being considered for when water rises? (Higher sea wall, etc.)
Use Gallants Channel
Will the contract be public?
More important than what the boardwalk looks like is how it will survive the coming storms. Must be built with resiliency in mind.
No plastic water bottles at town-sponsored events!
Good mix of amenities for boat traffic and for town visitors. Keep locally accessible
The town should install underground tanks for fuel, then allow Lessee to sell fuel to boaters but pay the town a percentage of sales. Fuel is the cash cow and the town should have a piece of that revenue stream in perpetuity
You are asking all the wrong questions; instead:
How to keep the waterfront going during construction?
How to protect Front Street businesses from rising sea level and storms
What type of sea wall structure is most resilient
Move the jail at the courthouse to Newport and build a parking deck there!
People don't want to lose existing parking for any of this. Want more parking.
All new construction must be appropriate and forward-thinking for climate change
No plastic water bottles allowed on the waterfront or in town... Reusable bags and bottles!
Design access and amenities for residents and visitors to town, not just weekend yachters.
I want the Town to own the dock and hire a specialist to manage
Install water filling stations for reusable bottles
Don't spend money just because you can. Limit growth to keep small town feel
Who's paying? Roads are more important

Loaded? For #1 and #2- don't know cost or durability
Which material costs the most? Lasts the longest? Choose longest lasting
Extend the existing boardwalk past Grayden Paul Park
Waterfront development needs to account for sea level rise and contribute to coastal resilience. More green space for flooding buffer
Do not sell the docks to private enterprise
Consider the interests of town residents, not just boaters (needs balance)
Make love not war
Re-establish harbor and water project citizen advisory committee
Would be nice to know cost differences between choices too, especially boardwalk
Would like to see equal emphasis for residents as well as visitors
Keep the sandy beach at the end of Pollock Street. Important for zero entry
Recycle bins on boardwalk
Share recommendations from citizen advisory committee again - it has been over a year since recommendations were highlighted with citizens
Build boardwalk higher. Plan for sea level rise, stronger hurricanes, and more flooding
Make services for locals, not just tourists and transients
Alignment with outside firm running dock- not easy
Please keep the town docks with the town. Don't farm is out to private
Let's make sure the town of Beaufort is consulting actual marina experts
Marine ecological impacts should prevail in decisions or we won't have a waterfront
Do not allow plastics to be sold- no bags, no plastic bottles, no balloons may be sold
Improve Turner Street entrance to boardwalk
Have docks managed by town, not another for-profit company
Address parking in town as part of the project- lots on Cedar?
Extending boardwalk length is more important than width.
1 It is very important that Beaufort maintains its character and small-town feel. We shouldn't become overly gentrification. We also need to stay "real" and not become a high-end resort town.
It's not safe or logical to try and turn Beaufort NC into a "Top 5" or even "Top 10" Boaters Premier Destination. We are not: Charleston SC, Virginia Beach Va, Annapolis MD, Newport RI, Marthas Vinyard MA, Portland MA, Montauk NY, or Westhampton NY ... Little old Beaufort NC needs to remain its charming self. Our town does not need to lose parking and be forced into a "Shuttle Bus" situation. Please, make smart repair to the existing waterfront-dock footprint.
I hope the Town finds an operator with local presence and not corporate vibe or overbearing culture.
I like to town for looping in the citizens and together our input. I encourage you to continue to seek input from citizens as you are moving forward.
I think a more natural and durable material for the boardwalk would be cypress. It would be well worth the cost in how long it would last. The upkeep is minimal compared to everything else. Research it.
Regarding the boardwalk materials question - concrete is a poor choice for a boardwalk material. It does not have any give and will eventually crack and become costly to maintain as well as a trip hazard to the public. Plastic composite material is also a poor choice for several reasons. Firstly, it is not environmentally friendly, and the Town of Beaufort should be embracing Plastic Free by the Sea principles. Secondly, it warps with heat and salt corrosion. It's also slick when wet and this can be a liability/safety issue. The best options would be

pressure treated lumber or premium hardwood. A wood such as cypress would be beautiful and is historically and ecologically significant to the Southeast. While it may cost more up front, it is naturally resistant to the salt and moisture of the environment. Therefore, it would require the least upkeep.

Don't crowd the boardwalk with kiosks. Make sure views are not obscured with them as that is the purpose of a boardwalk-the water view.

The beauty of Beaufort is its charm and history and it looks like there are interests in overtaking these assets and monetizing them. I'm very concerned with the trends that I am seeing in this community (resident for 33 yrs). Additionally, what is the thinking on removing a significant amount of parking as an option in this dock renovation plan? Again, this seems very shortsighted. I'd be surprised retailers would appreciate this contraction of town parking.

Keep small town charm and avoid big corporations/business/developer's from choosing the outcome because it fits the regulations.

Consider how to make downtown and areas out Live Oak more bike and pedestrian friendly. Having more sidewalks or bike lanes would reduce parking issues. Also having a shuttle with parking farther out might help with parking options. I'd love more options for storing kayaks/canoes on the waterfront by permit.

More bike racks needed throughout town.

Public access to the docks is vital from the water AND the land. I feel that the two dockside parking lots are important to keep.

PARKING! This town needs satellite parking for the employees of the stores and restaurants. This town needs facilities for the policeman and possibly town employees. People would feel secure, leaving their cars at a facility where there's town employees and policeman there can be four times for shuttle buses going to take employees to their jobs and back to their cars it's done all the time.

Revamp dock house restaurant into something that's not an eyesore and embarrassment

Definitely want Beaufort to maintain the small coastal town atmosphere!

I attended the forum in person but it was impossible to hear with the speakers left on and people were pushing, shoving and shouting. It was unbearable. Need a new system for input.

Fencing on boardwalk to protect little ones and animals from falling in water

Please preserve Beaufort the way it is.

Listen to the business that are working there now!

Downtown parking is becoming a huge issue that needs to be addressed.

Dont under or over regulate. It's pretty even now

We came here 2 years ago because of charming small town feel. Understand improvements are necessary however a balance must be achieved. Evident residents & businesses/city Mgmt are not on the same page.

Dock personal is very important in allowing day boaters access to the docks. Making sure rules are followed, Helping with docking, keeping access to to open spots easily accessible, and just being friendly! The current dock staff are the most unfriendly and give no help to day boaters! Not welcoming to the Beaufort docks at all and that's not a good look to the best small town!

Any plan that is going to encourage more people to come to Beaufort needs to include sufficient parking, including specific golf cart parking, which should take up less room. I also believe a larger public bathroom is needed. Residence of Beaufort need to have cost-effective parking to continue encourage daily local business in the downtown area. Residents paying a couple dollars an hour doesn't cut it. We already pay local taxes that should provide for parking in our own town. Tourist season now runs six months of the year.

The town needs to staff the docks, dock attendants & dock master.

Beaufort is a small downtown and will always remain small. Let's scale everything with this in mind. We won't be needing a 20 foot wide boardwalk. And we don't have to implement all the ideas in the masterplan at once. Phase different parts of the masterplan in as we see how previous phases of the plan are working out and be flexible with design and implementation. Good luck with the project.

Appreciate the opportunity to have input via survey.

Timing of the proposed construction

The Essential Projects listed in the Probable Coast Estimate do not match the suggestions made by the Harbor and Waterways Committee. The committee secured engineers to investigate the Bulkhead, Boardwalk, and Dock Infrastructure and it was determined that the Bulkhead and Dock Infrastructure were solid, in good shape and did not need to be replaced. The committee did recommend an additional 18" elevation be added to the capstone to mediate over wash to the boardwalk during excessive tidal flooding.

Create a tram like Ocracoke if you're going to get rid of parking. Do a loop like Ocracoke and then people won't need so much parking!

I would prefer that the Town runs the docks and harbor . Let the money stay in Carteret County. If a corporation or a consortium takes over they should bear full risk and not require the town yo bear any risk sharing.

Don't give public water access to the developers

Could it be arranged such that moored vessels could pay for mooring via their cell phone, or on-line, in addition to coming in person to pay at the dock office?

Clear cutting in Beaufort & the removal of healthy old growth native trees is not what most local citizens desire.

No at this time.

Development should be closely considered in Beaufort. So far, there are no major chains downtown - this is great. A personal pet peeve of mine is the new lights at Big Daddy Wesleys. I like the store and its charm, but as a first site in Beaufort, those neon lights grab your attention in the wrong way. I really value public gathering space. Like large chess pieces on an outdoor board, metal percussion instruments, telescopes to look over to carrot island, and so on. Many small installments that offer conversation, excitement, and interactivity across age groups.

Any negative change to the waterfront will impact Beaufort's entire economy. Cutting off "normal people's" access to the waterfront would be catastrophic for what is left of our transient boater culture. We need kayak launches, day docking, docking/mooring that is affordable for regular people. These changes should be designed to protect that culture.

Re-invigorating the water front will add to the progressive charm and financial viability of BFT.

Waterfront area needs improvements to look more appealing but also be safer and easier to use. Do not want to see the Beaufort charm lost but do believe there is room for improvements to allow more visitors and residents access.

Beaufort needs to bring back the Pirate Invasion to the town. It was a big money maker for all the business in town. Also the Ferries need to be kept in town for the same reason. More income for the businesses/town. If parking for events in town is a problem then use Gallants as overflow parking with trolley rides to and from downtown.

Would be nice to have an affordable marina for the locals, they can't afford the high price at the marinas, pushing the blue collar working man out of the game

Do not add more buildings on waterfront. Remodel current Dock House building for new waterfront management building. Keep view of Taylor's Creek. Open view at south end of Turner St. Keep current parking lots.

What inundation measures are being taken to preserve the bulkhead and flood mitigation

Please consider using permeable pavers where possible and replacing current concrete/asphalt with permeable surfaces.

Yes. The questions asked also affect parking and public transport and park areas. That needs to be wrapped into the decision process.

Beaufort has a lot going for it and I really enjoy the amenities and access I have living here. If it isn't broken don't fix it! :)

Who do developers want to attract to the dock? Wealthy international drop ins, by car family vacationers, Beaufort residents , fishing boats, art community, singles, night life

Not at this time.

How were the questions developed? The objective of the charrette and survey is to gather information to refine the recommendations from the Beaufort Waterfront Master Plan developed by the Beaufort Harbor and Waterways Committee. The Master Plan was launched September 26, 2022. Since then, was has been the involvement of the Committee in helping the town refine the recommendations and did the Committee help develop and/or review the survey questions? The Committee provided eight recommendations for downtown waterfront improvements in the Master Plan. Based on my review of the Master Plan, the survey questions did not align well with the actual plan. The facilitators and some town staff were unaware that the Master Plan even existed. Also, there were no questions on the design of the docks themselves which is very important for the public to weigh in on. The design could impact the views of the waterway and carrot island, the types of boats attracted, environmental impacts, etc. It is my understanding the town spent a good deal of money having Moffatt and Nichol develop the Master Plan which included numerous designs for the different recommendations in the plan including dock design. Why weren't these included for public feedback? Also, the town spent a lot of time and resources gathering community feedback during the development of the Master Plan. How will this feedback be incorporated? How will this survey and charrette feedback be incorporated and how much weight does the town give to the public's opinion? Who ultimately makes these decisions? There doesn't seem to be any information provided that explains how the waterfront development will take climate change and sea level rise into account. We already have sunny day flooding that comes over the boardwalk. How will this be incorporated in the design? How will greenspace and the current natural areas be protected? Has there been an environmental impact study for any proposed modifications to the existing footprint of the docks? How would the materials used impact stormwater runoff that is already a huge issue impacting Taylor's Creek? How would potentially lengthening and/or widening impact the surrounding habitats? Would it be legal to lengthen the boardwalk to cover/destroy existing marsh? Beaufort is known for its natural environmental beauty and resources. This is why people flock to Beaufort. It is counterintuitive to build larger docks/boardwalks that negatively impact the resources people come to enjoy. The Master Plan stated multiple times that "as community sentiment was less inclined to expanding the number of docks and slips, dock replacement should occur without impacting the current harbor channel and public trust waters". This is another reason it is important for the public to weigh in on the docks design. The docks should not take up a larger footprint than they already have and there should not be any deepening of the channel allowed. It is very important to keep the small town feel and the name "Beaufort Docks". This is why Beaufort is so popular and loved by many. If the docks are corporatized it will lose everything it is known and loved for. Access should also be guaranteed for all citizens including low-income citizens who rely on the open access beaches and docks downtown. The public should have a strong voice in determining the future of the waterfront. Changes that are made now will outlast us and future generations. The Master Plan also provides detailed information on how the docks could be managed (i.e., town, private, public/private partnership). The questions did not consider this at all. I assume that how the docks will be managed will have implications on the design and all other questions the town is seeking public input on. Who will decide if the town or private

corporation will manage the docks? How can we ensure to keep control and the small town feel of the docks if a corporation takes over? These decisions have huge impacts on every citizen in Beaufort. I appreciate the town's efforts in getting public input. Unfortunately, this current effort feels disingenuous like the decision has already been made and the town is doing this just to check a box. If the purpose is getting public input on the recommendations in the Master Plan, the questions could have been better developed and feedback from the public could have been solicited much sooner. The process seems to lack transparency with there being an almost two-year gap in the Master Plan being developed and the town asking for feedback, the disconnect between the questions and the Master Plan, the lack of information on how the process has worked, and how the public's input will actually be used. I urge the town to provide more opportunities for public feedback before making any major decisions on the waterfront development.

The Beaufort dock did a good job over the terms of Haywood Weeks leases. The businesses that have developed over the last 50 years are operating here for a reason. The American way of free enterprise has developed what is here now and is a dynamic process that we don't want to see destroyed by this political process! Ask the business in person and listen to what we have to say!!! This whole process is filled with rumors all over the place! The contract has already been leet? Why is the town wasting money on a firm that has no clue about Beaufort? Don't screw up the economical situation in Beaufort that has evolved naturally. The docks were built with the urban renewal grant money to make Beaufort a stop on the intra coastal waterway. Don't start monkeying with what is working. Perry Barrow , Island Ferry Adventurers. I have been operating businesses on the Beaufort Waterfront since 1979! I am from Morehead City and have grown up here and seen how Carteret Country has grown and developed. (252)241-5214



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Board of Commissioners
Work Session
4:00 PM Tuesday, May 28, 2024
Train Depot, 614 Broad Street**

AGENDA CATEGORY: Items for Review and Discussion

SUBJECT: FY 2025 Budget

SUMMARY:

The Board will continue their discussion of the proposed FY 2025 Budget. The budget document can be found online at: <https://www.beaufortnc.org/finance/page/budgets>

SUMBITTED BY:

Todd Clark, Town Manager



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516 252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Board of Commissioners
Work Session
4:00 PM Tuesday, May 28, 2024
Train Depot, 614 Broad Street**

AGENDA CATEGORY: Closed Session
SUBJECT: Pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4)

REQUESTED ACTION:
Motion to enter closed session pursuant to NCGS 143-318.11 (a) (3) to allow the Board of Commissioners to consult with Town Attorney and NCGS 143-318.11 (a) (4) for the purpose of discussing economic development incentives.

SUBMITTED BY:
Todd Clark, Town Manager

BUDGET AMENDMENT REQUIRED:
No